

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

02-43

Orleans

EAS.1273

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): North Eastham

Photograph



Address: 25 Gigi Lane

Historic Name: Kenneth and Joyce Hartson House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1971-1984]

Source: USGS aerial surveys

Style/Form: Postwar Traditional

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):
None on record

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.46 acres

Setting: The property is situated within a small mid-20th century former cottage colony. Gigi Lane is an unpaved road off the State Highway. This parcel borders both the State Highway and Gigi Lane. The surrounding area includes mid- to late-20th century cottages and modest houses. This house is centered on its level parcel. A clamshell driveway leads from Gigi Lane. The property is landscaped with expanses of lawn and foundation plantings around the house and scrub pine and deciduous trees around the perimeter of the property, partially obscuring the house from view.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This house can be classified architecturally as Postwar Traditional – a term used for dwellings built after WWII that employed traditional forms. The form of this house consists of a 1½-story, side-gable block reminiscent of a Cape. The front (west) elevation has an entrance set at the far left that opens onto a broad deck. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles. The west roof slope has a centered shed dormer, and the east roof slope has a shed dormer that spans the roof slope. Windows consist primarily of modern, thermal 6/6 double-hung sash.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This house has an Assessor date of 1936, but that is not accurate. The earliest recorded subdivision of land that included this parcel was in December of 1949 where what would become 25 Gigi Lane as part of Lot B (Figure 2).¹ This plan shows a house on Lot A and a building in the northwest corner of Lot B with a very small footprint. The plan was recorded for Eastham residents Eleazer P. and Dora Greening. In a deed signed in September 1947 and recorded in February 1948, an administrator for the estate of George H. Carlisle, late of Eastham, had sold this land to the Greenings for \$1,000.² Eleazer P. Greening was born in Canada in ca. 1894 and he was listed as a "house building carpenter" in the 1950 census. Prior to moving to Eastham, they had lived in Somerville where he also worked as a carpenter. Based on title records, they appear to have arrived in Eastham when they bought this land, and moved when they sold Lots A, B, C and D in 1950 and 1951. Indeed, these are the only transactions on record for the Greenings throughout the Cape.

In January of 1950, the Greenings sold Lots A and B in two deeds to George H. Martin of Eastham. Both deeds referenced "buildings thereon situated."³ It is unknown if the buildings referenced were again just the two shown on in the 1949 plan, or if Eleazer Greening had built additional cottages, but that seems unlikely given that the plan was drafted in December 1949 and Lots A and B were sold the next month. Also, it is George Martin who is the first to be listed in the 1951 Eastham tax records for owning cottages here. George H. Martin was born in Massachusetts in ca. 1894. As of the 1950 census, he was divorced and, like Eleazer Greening, was listed as a "house building carpenter." He is also shown living next to Eleazer and Dora Greening in that

¹ Barnstable County Registry of Deeds, Plan Book 94/ Page 61.

² Barnstable County Registry of Deeds, Book 687/ Page 501.

³ Book 740/ Page 372, 373.

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census. Numerous other neighbors in North Eastham were also listed as house builders - an indication of how summer cottage construction had burgeoned.

Starting in 1938, the United States Geological Survey (USGS) began conducting periodic aerial photographic surveys of Cape Cod. The 1952 USGS photo for this location (the next survey to be done after 1938) shows how Lots A and B remained largely undeveloped (Photo 3). George Martin was living in Eastham in 1953 when his daughter, Grace Vivian Martin married Arthur L. Mahoney of Taunton. It is likely that George Martin built some of the cottages on Lots A and B that would be shown on subsequent plans. Lots A and B were inherited by his daughter, Grace Vivian Mahoney. She was living in Lakeville in 1958 when she sold them to Paul H. and Dorothy P. Hoffner of Bolton, MA.⁴

Paul and Dorothy Hoffner were living in North Eastham in 1967 when they sold Lots A and B to Ann B. Fowler and Nancy R. Barnes of Champlain Road in Orleans.⁵ It appears to have been Ann Fowler and Nancy Barnes who branded this cottage colony with the name Bay-Sea Cottages. They sold a 1/3 interest in Lots A and B to Harry Barnes, also of Orleans, which was the first deed to include that name.⁶ In May of 1971, they recorded of Plan of just Lot B, subdividing it into Lots 1 and 2.⁷ As can be seen on that plan, there were numerous small cottages scattered throughout Lots 1 and 2, but there was still no house shown in this location. The next USGS survey after 1952 was conducted in 1971, and it shows how these Lots and been developed with cottages (Photo 4).

In July of 1971, they sold Lots 1 and 2 on the 1971 plan to Gerard S. O'Duffy of Rochester, NY.⁸ In 1973, O'Duffy sold just Lot 1 to Kenneth A. and Joyce A. Hartson of Eastham.⁹ In 1980, they recorded a subdivision of Lot 1 into five lots, with this parcel now identified as Lot 2, still with no building.¹⁰ In July of 1984, the Hartsons sold Lot 2 on the 1980 subdivision, and a parcel on a different subdivision, to Bay-Sea Ltd., an Eastham-based corporation, for \$170,000.¹¹ It was also the 1984 USGS aerial (infrared) survey that first showed a house in this location. Barring evidence that this house was moved to this location, this would mean it was built by the Hartsons sometime after 1971 and before their sale in 1984. In 1989, Bay-Sea Ltd. and Vernon Arnol Hatt sold this Lot 2 and Lot 4 (75 Gigi Lane, EAS.124) to William F. Hague, Jr. and George T. Tanury of East Providence, RI.¹² This property had three additional owners since that time. The last sale was in 2018 from Linda K. Dobb of Middletown, CT to Madonna Tasha of Eastham.¹³

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⁴ Book 1005/ Page 489.

⁵ Book 1370/ Page 568.

⁶ Book 1420/ Page 215.

⁷ Plan Book 247/ Page 44.

⁸ Book 1517/ Page 985.

⁹ Book 1845/ Page 314.

¹⁰ Plan Book 339/ Page 100.

¹¹ Book 4166/ Page 176.

¹² Book 6840/ Page 134.

¹³ Book 31282/ Page 100.

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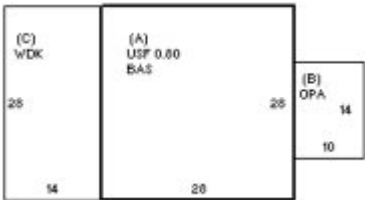


Figure 1. Assessor Sketch.



Photo 2. View looking northeast (2010 Assessor photo).

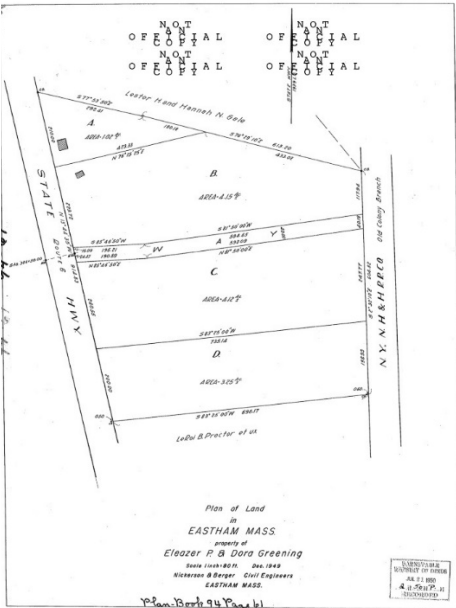


Figure 1. December, 1949 Plan of Land.



Photo 3. Detail of 1952 USGS aerial survey photograph.

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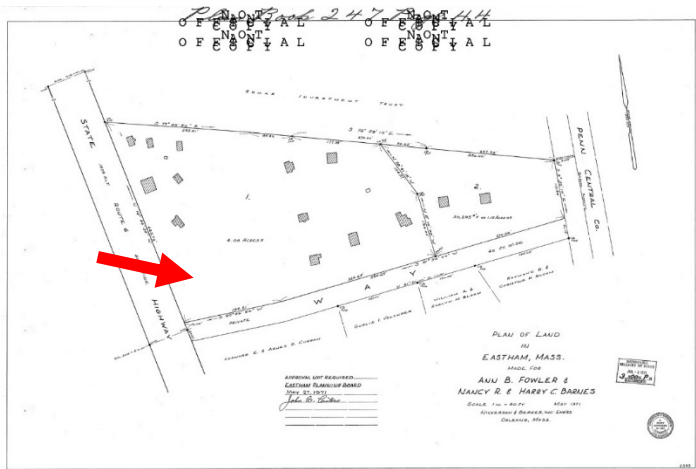


Figure 2. May, 1971 Plan of land (arrow to location of 25 Gigi Lane added).

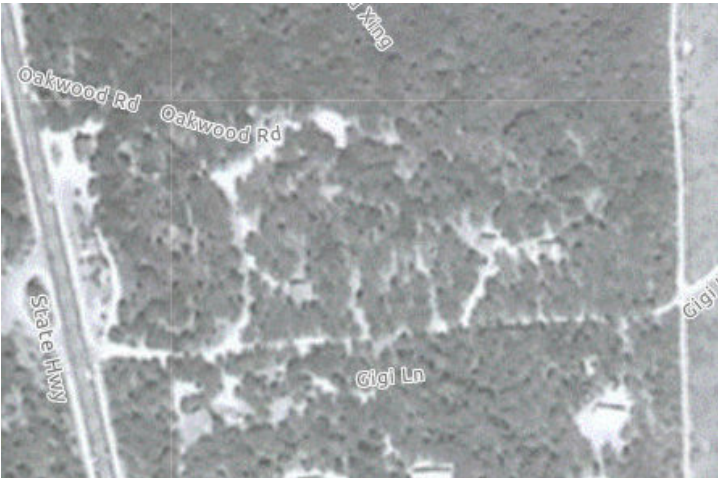


Photo 4. Detail of 1971 USGS aerial survey photograph.

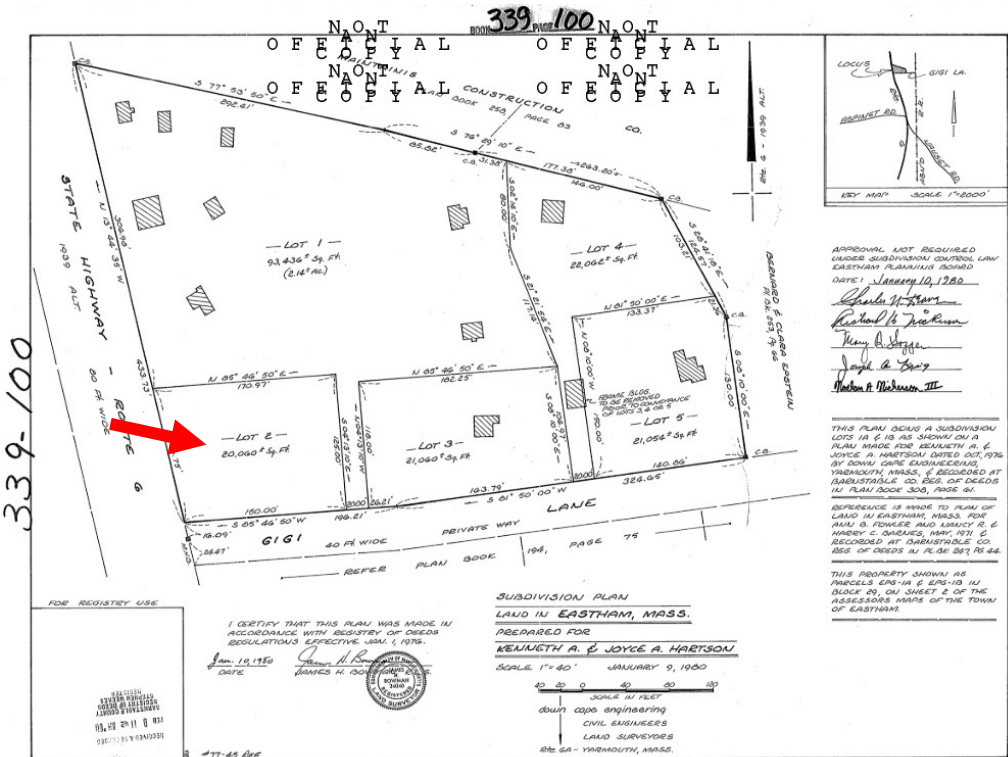


Figure 4. January, 1980 Subdivision of Land (arrow to Lot 2 added).